

## Belmont Housing Trust Minutes 7-19-07

In Attendance: Ann Silverman, Judie Feins, Gloria Leipzig, Ann Verilli, Jonathan Jacoby, Nancy Marsh, guests, Dan LeClerc, and Andrew Wittemore.

Opening remarks by Dan LeClerc, newly elected Selectman: He spoke of his early history in Belmont, his work on the School Comm. He is impressed with the work being done by the Trust and thanked them for all of their work. He shares the general thrust of the Trust's mission. A big part of the Selectman's role is education and consensus building. What ought to be the role of the relationship between the BOS and the BHT?

Ann S. pointed out that the BOS has appointed us to our post. We are looking for support from the selectmen in the things that we are proposing. Judie F. pointed out that we have been the instigators of development. We have not spent town money, but have brought development money into the town for this purpose.

Other towns that have active affordability programs were mentioned. Nancy spoke about the Framingham programs. Ann V. mentioned Arlington's buy down program of buying 2-families and creating affordable units.

Dan then asked how much power the housing trust has. He also asked what his role would be with the Trust. We explained how we have attempted to keep the lines of communication between BOS, planning board and the zoning board.

OAKLEY NEIGHBORHOOD ASSOC. (ONA): They have concerns about the comments sent by the Trust about ONA's 40R proposal. The ONA took exception to our comments, which asked for financial feasibility for the project. Dan's comments on this were that folk us in Belmont are very sensitive to density issues. He feels that the Oakley neighborhood is very proud of their proposed plan.

Gloria made a point for the educational component of the Trust. Dan spoke of a public meeting concerning the Belmont Uplands. He has concerns about the attitude of the developers of that site. Apparently they were quite arrogant at a public meeting concerning the potential sewer issues.

Qu: How can 40B and 40R trump the housing trust's agenda?

Dan asked if we could purchase a two-family and create affordable units. We explained that we had been busy with current projects. Also, the cost of 2 families has come down in the last few years.

Dan suggests that we have a FAQ section to our website to add to our visibility and to demystify a lot of misconception.

He feels that the Communities Preservation Act (CPA) would not stand a chance. Ann V. suggests that a citizens committee be formed to research the possibility of a CPA for Belmont.

Andrew Wittemore asked a question about the result of the vote of the Planning Board. It was determined that the 3/2 vote would stand. He is working on a Doctoral Program in Urban Planning and is a local resident.

Judie feels that we need to do some fence mending and consensus building for the Trust.

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Judie had an update from David Ennis. She had put David in touch with Roger Wrubel. David and Roger visited the site and discussed keeping the project as green as possible. Roger represents the "Green" supporters in Belmont. David has suggested that we have a groundbreaking at the WW site in early September. Wednesday 9/5- Tuesday 9/11.

Nancy Marsh will organize the groundbreaking. Talk to Judie about details.

There was talk about the submission of the 40R application for the Lady of Mercy project. Apparently there is a limited amount of funds available for this project.

HABITAT PROJECT: Another fundraiser was held and netted an additional \$8000. We still need and additional \$10,000. for landscaping. Dante Muzziolli may donate some of this. They are aiming for a dedication in October. There will still be some fund-raising in the fall.

Old/New business: The Meet Belmont will be Thursday, August 23rd from 6-8:30PM. It would be nice to have our FAQ's ready for that meeting. Judie suggests that we each develop a FAQ . Email it to Judie. N - pick questions out of notes and send to Judie.

The annual meeting will be delayed to Tuesday 8/14/07. We will meet with the BOS on August 6, 2007 ( Mon).

Respectfully Submitted, Nancy Marsh